

Study Area 5

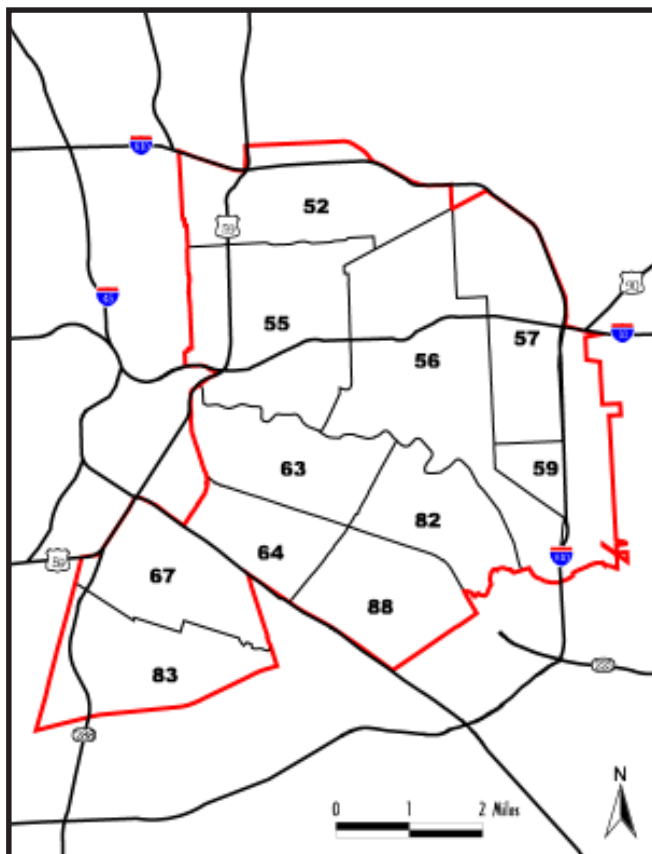
Super Neighborhoods:

52 - Kashmere Area
55 - Greater Fifth Ward
56 - Denver Harbor / Port Houston
57 - Pleasantville Area
59 - Clinton Park Area Tri-Community
63 - Second Ward
64 - Eastwood / Lawndale
67 - Greater Third Ward
82 - Magnolia Park
83 - MacGregor
88 - Lawndale / Wayside

Characteristics

- Total Population: 152,551
- Population change (1.1%), 1990 to 2000
- Population Density: 6.8 persons per acre
- Persons Per Household: 3.04
- Total Area: 24,368 acres (35.26 sq miles)
- Houston City Council Districts B, H, I, & D
- Independent School Districts: Houston & Galena Park
- 10 Police Beats including bordering beats
- 6.4% (average) of properties in long-term tax liens (homesteads not included)

Super Neighborhoods in Study Area



Houston Land Use and Demographic Profile 2000
City of Houston Planning and Development Department

Location within City



Study Area 5

5-58

Study Area 5 Super Neighborhood Descriptions

Kashmere Area is an area of single-family homes, many on large lots. The eastern edge is made up of warehouses and light industry. The western edge is adjacent to a major rail yard. It is home to the new Harris County, Lyndon B. Johnson, public hospital.

Greater Fifth Ward has its origins on the north bank of Buffalo Bayou across from the original town site for Houston. It was originally a multi-racial community but quickly became one of the centers of Houston's African American community. Its notable commercial streets are Lyons Avenue and Jensen Drive.

Denver Harbor/Port Houston is made up of two distinct but similar neighborhoods located north of the Houston Ship Channel turning basin. Both neighborhoods, originally blue collar Anglo neighborhoods, are now predominantly Hispanic. The southern portion of the area along Clinton Drive is industrial. Denver Harbor is primarily residential with Lyons Avenue as the major commercial corridor. Although Interstate Highway 10 splits Denver Harbor physically, its identity has remained strong.

Pleasantville Area includes many industrial areas, as well as two distinct residential areas on either side of IH-10 (East Fwy.). Pleasantville was developed after World War II and is predominantly African American. High home ownership rate and strong neighborhood identity has staved off deterioration even as the residential area is surrounded by warehouses and industries.

Clinton Park/Fidelity is located just north of Clinton Drive, adjacent to the City of Galena Park, and includes a part of the Port of Houston. Since before World War II, this area has been almost exclusively African American. Large holding ponds containing materials dredged from the Houston Ship Channel, with high earthen dikes surrounding the ponds, create wetlands that buffer the residential areas.

Second Ward is one of the first Hispanic neighborhoods in Houston, with a number of important Hispanic institutions, including Our Lady of Guadalupe Catholic Church, Ripley House, and Talento Bilingue. The largest block of post-war housing is the Clayton Homes public housing project on the community's western edge. In recent years, the area's proximity to downtown has drawn the larger

Houston population to some of the area restaurants.

Eastwood/Lawndale is a middle class community southeast of Downtown. The area was once exclusively Anglo but is now largely Hispanic. The Gulf Freeway created a commercial edge on its south.

Greater Third Ward is the home of many important institutions in Houston's African American community, including Texas Southern University, Riverside Hospital, and dozens of churches. Originally a small area of shotgun houses and modest frame homes, it expanded to the south with more substantial brick homes and duplexes in areas formerly reserved for Whites.

Magnolia Park borders the Houston Ship Channel near some of the first wharves built when Houston became a deep-water port in 1913. The community thrived as a home for workers on the docks and in industries lining the channel. For a time it was even an incorporated municipality. As early as the 1930s, Magnolia Park developed an identity as a center of Houston's Hispanic community, especially around recently revived commercial areas near Harrisburg and Wayside.

MacGregor is a collection of neighborhoods on both sides of Brays Bayou east of the Texas Medical Center. The area became home to many of Houston's African American professionals during the 1950s and 1960s. Some parts of the community have stately homes interspersed with small motels and deteriorated apartments. Some subdivisions, notably Timbercrest, University Oaks and Riverside Terrace along South MacGregor, retain their gracious residential characteristics and contain numerous examples of outstanding architecture.

Lawndale/Wayside is a collection of neighborhoods which still reflect the area's origins as a prestigious east side neighborhood. The areas of Forest Hill, Idylwood neighborhoods and Mason Park are shady, middle class havens with curving streets and large lots. The presence of wooded preserves such as the large Forest Park Cemetery, Villa De Matel convent, Mason Park and Wortham Golf Center, the City's first country club, have helped to maintain the area's beauty. The entire neighborhood is within the Greater East End Management District.

Study Area 5 Overview

- **Study Area 5 is becoming increasingly Hispanic.**
With a significant increase in population, Hispanics continued to be the majority ethnic group, while White and Black populations experienced significant decreases. Of 11 Super Neighborhoods, 5 adjacent Super Neighborhoods are mostly Hispanic, while 4 are mostly Black.
- **Study Area 5 has a significant senior (65+ years) and dependent (< 18 years) population. Community and Social Services could be a priority in the future.**
In spite of a decline in dependent population, Study Area 5 has the third highest dependent population in the City. Although the senior population increased only modestly, this Study Area has the second highest senior population in the City. Amenities such as community centers, open space, and infrastructure improvements (such as safe pedestrian crosswalks, speed humps) will be increasingly important.
- **Study Area 5 is becoming more industrialized, mainly in the central portion.**
Study Area 5 has the second highest industrial acreage in the City. Industrial uses are generally concentrated in several clusters. Manufacturing plants, warehouses, and petrochemical processing industries are characteristic of this area.

New industrial construction generally occurred in existing industrial areas along the Ship Channel. Several large vacant parcels surrounded by industrial uses represent opportunities for new industrial development.
- **Residential neighborhoods are generally declining, with a number of demolitions and minimal new residential construction, but strong industrial growth.**
More than half of the housing stock in this Study Area was built before 1960. The median housing value is lower than the City's median housing value in almost all the Super Neighborhoods.

Greater Third Ward and Greater Fifth Ward experienced the highest concentrations of demolitions of residential structures in the City. In addition, both of them saw only marginal new construction activity.
- **Economic status is on a downward spiral.**
 - ✓ *Although the proportion of households with incomes above \$25,000 has increased, the median household income in almost all of the Super Neighborhoods is lower than the City's median income.*
 - ✓ *More than half of the Study Area's population does not have a high-school diploma.*

Study Area 5 Demographics

Population by Super Neighborhood

- *Lawndale/Eastwood* experienced the largest population increase (6.8%) from 1990 to 2000.
- *Clinton Park/Fidelity* experienced the largest population **decrease** (19.4%) from 1990 to 2000.
- *Greater 5th Ward* has the largest share of population in Study Area 5

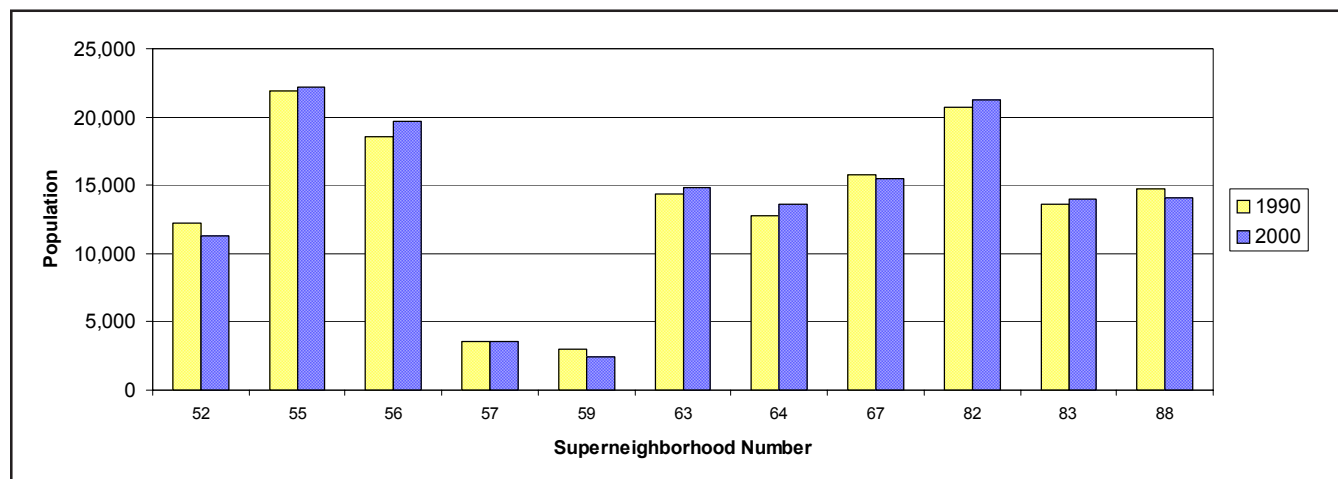
Table 5.5.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

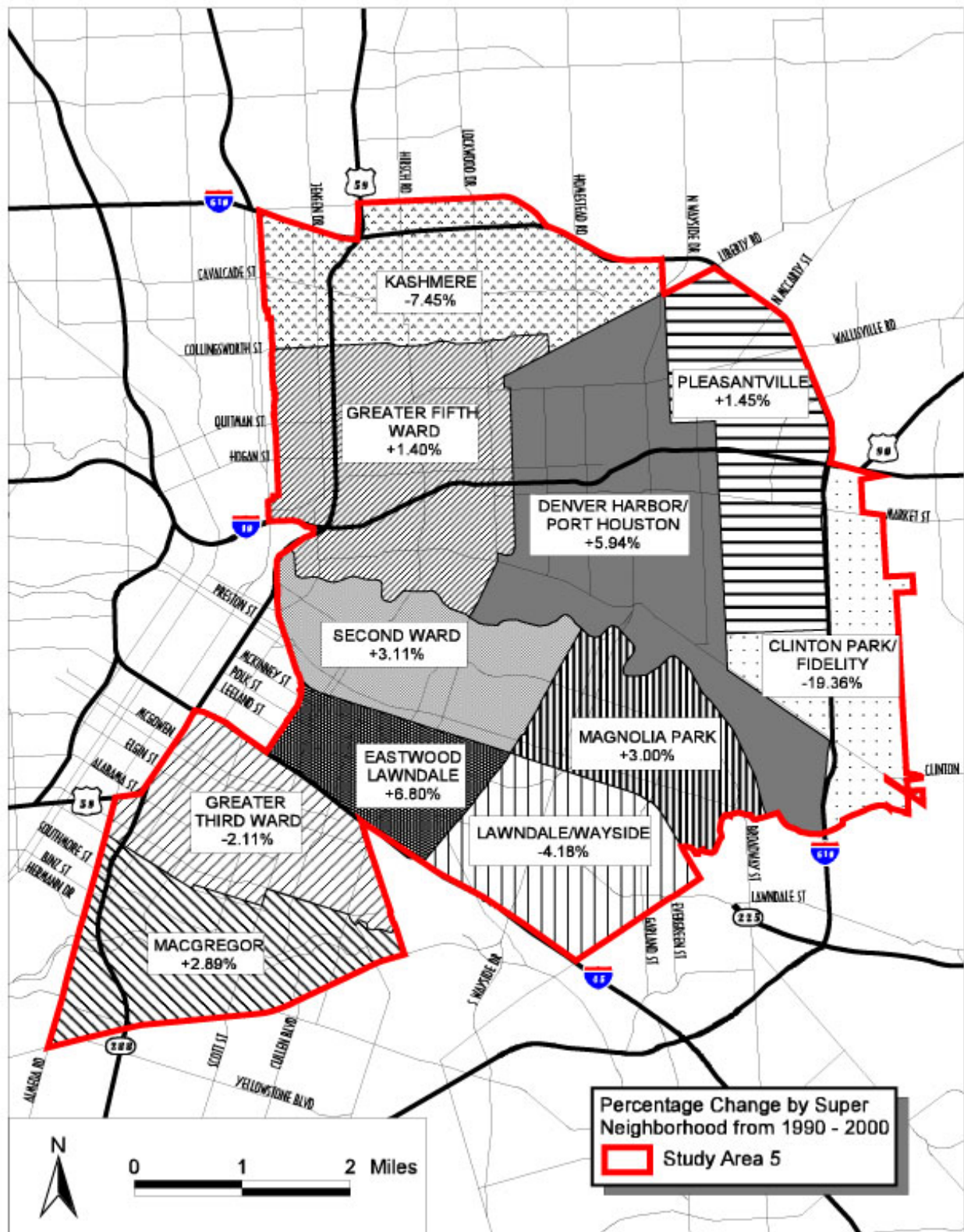
Super Neighborhood Name	SN#	1990	2000	# change	% change
Kashmere Area	52	12,195	11,286	-909	-7.5%
Greater Fifth Ward	55	21,904	22,211	307	1.4%
Denver Harbor/Port Houston	56	18,581	19,684	1,103	5.9%
Pleasantville Area	57	3,513	3,564	51	1.5%
Clinton Park Area Tri-Community	59	3,022	2,437	-585	-19.4%
Second Ward	63	14,388	14,836	448	3.1%
Eastwood Lawndale	64	12,771	13,639	868	6.8%
Greater Third Ward	67	15,796	15,463	-333	-2.1%
Magnolia Park	82	20,681	21,302	621	3.0%
Macgregor	83	13,604	13,997	393	2.9%
Lawndale/Wayside	88	14,748	14,132	-616	-4.2%
TOTAL		151,203	152,864	1,661	1.1%

Figure 5.5.0.
Study Area 5 Population Change

Source: US Census Bureau



Study Area 5



Map 5.5.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 5 Demographics






Race and Ethnicity

- 7.8% of the City population.
- 1% increase in Study Area population.
- 1/3rd of the Super Neighborhood experienced declines in population.
- White and Black populations experienced significant losses.
- Hispanic and Asian populations experienced modest growth.
- Slight diversification due to presence of University of Houston and Texas Southern University

Table 5.5.1.
Population by Race/Ethnicity

Source: US Census Bureau

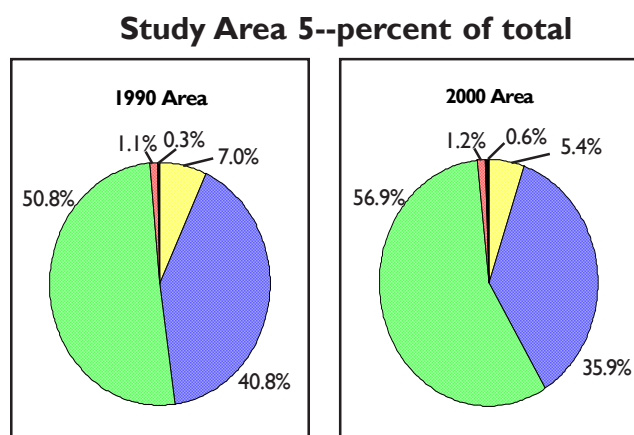
		Study Area 5		
		1990	2000	% change
White		10,645	8,258	-22.4%
Black		61,765	54,937	-11.1%
Hispanic		76,774	86,920	13.2%
Asian		1,603	1,776	10.8%
Other		416	973	133.9%
TOTAL		151,203	152,864	1.1%

		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
TOTAL		1,705,284	1,953,631	14.6%

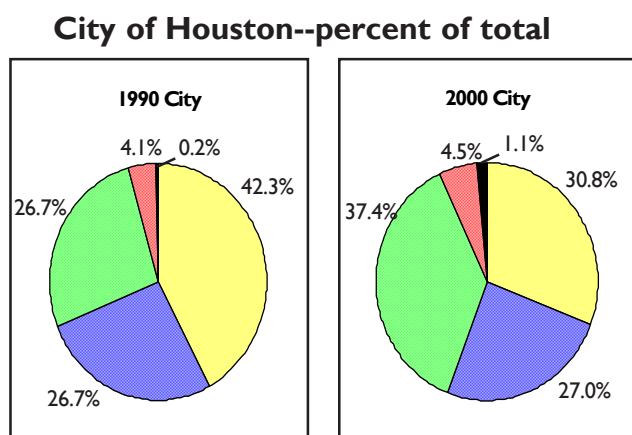
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.5.1.
Population by Race/Ethnicity

Source: US Census Bureau



Legend as shown above in Table 5.5.1



Legend as shown above in Table 5.5.1





Study Area 5 Demographics

Gender and Age

- Minimal changes in each of the age groups: (0-17), (18-64) and (65+)

Table 5.5.2.
Population by Gender and Age

Source: US Census Bureau

		1990	Study Area 5 2000	% change
Age 0-4		14,327	12,962	-9.5%
Age 5-17		33,737	32,629	-3.3%
Age 18-64		87,173	90,636	4.0%
Age 65+		15,966	16,637	4.2%
MALE		75,752	76,704	1.3%
FEMALE		75,451	76,160	0.9%
TOTAL		151,203	152,864	1.1%





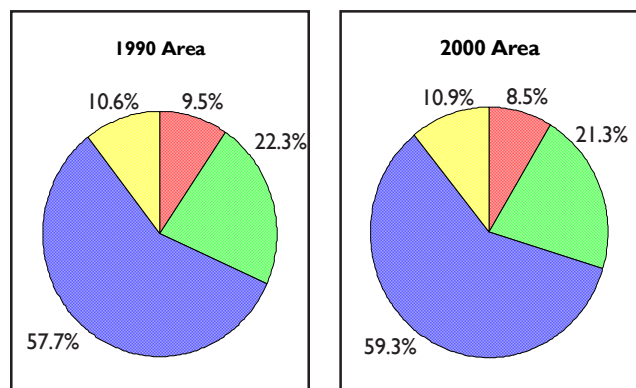
		1990	City of Houston 2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.5.2.
Population by Gender and Age

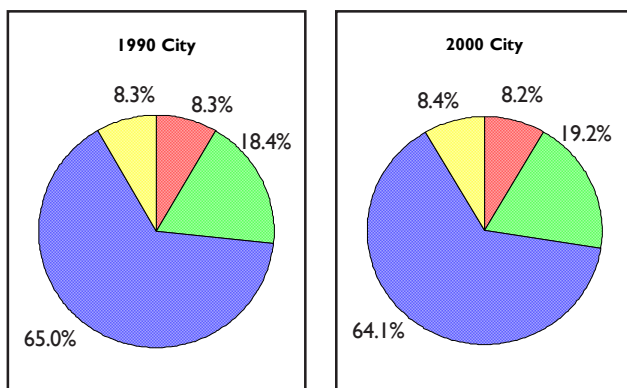
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.5.2

City of Houston--percent of total



Legend as shown above in Table 5.5.2

Study Area 5 Demographics

Educational Attainment

- Majority of population 25+ years have no high-school diploma.
- Lowest proportion of population 25+ years with college degrees.

Table 5.5.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

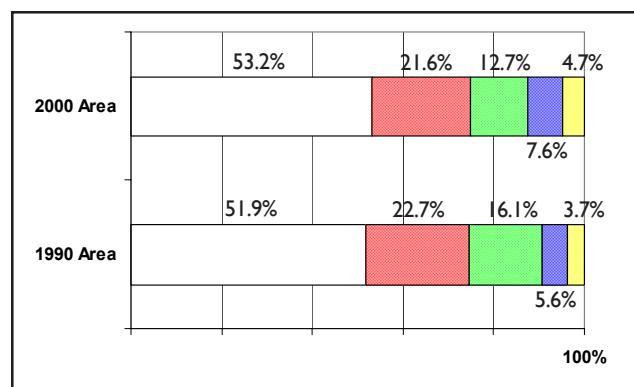
Study Area 5				
	1990	2000	% change	
No Diploma	46,005	47,386	3.0%	
High School	20,140	19,197	-4.7%	
Some College	14,241	11,320	-20.5%	
Bachelor's	5,004	6,908	38.0%	
Grad/Prof.	3,270	4,200	28.4%	
TOTAL	88,661	89,011	0.4%	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
TOTAL	1,037,037	1,201,154	15.8%	

Figure 5.5.3.
Population 25 and Over by Educational Attainment

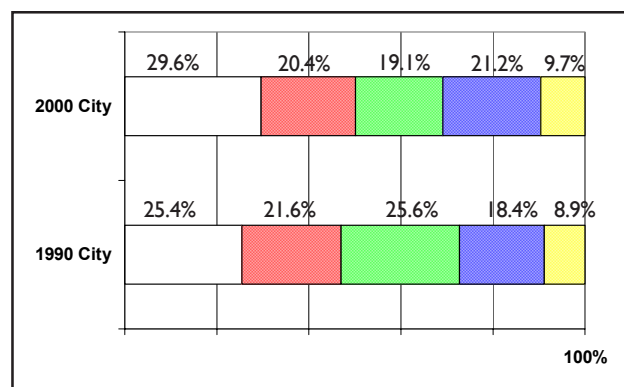
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.5.3

City of Houston--percent of total



Legend as shown above in Table 5.5.3

Study Area 5 Demographics

Housing and Households

- Significant decline in the number of total housing units.
- The number of persons per household dropped by 5.1% in Study Area 5.
- Marginal decline in occupied housing units.
- Significant decline in owner-occupied units.
- Marginal increase in renter-occupied units.
- Significant decline in vacancy rate.
- 2000 Total Units 54,509
 - Single-family 44,859
 - Multi-family 9,622
 - Other 28

Table 5.5.4. Household Characteristics




Source: US Census Bureau

	1990	Study Area 5 2000	% change
HOUSEHOLDS	49,319	48,385	-1.9%
persons per HH	3.20	3.04	-5.1%

	1990	City of Houston 2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.5.5. Housing Units by Tenure

Source: US Census Bureau

	1990	Study Area 5 2000	% change
Occupied	49,319	48,385	-1.9%
Owner 	21,700	20,599	-5.1%
Renter 	27,619	27,786	0.6%
Vacant 	11,569	6,114	-47.2%
TOTAL UNITS	60,888	54,509	-10.5%




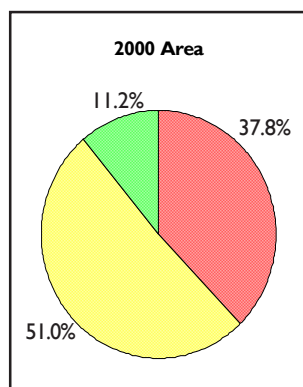
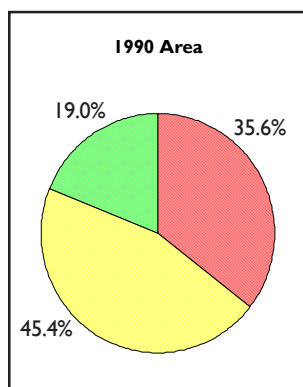
	1990	City of Houston 2000	% change
Occupied	638,705	717,945	12.4%
Owner 	293,355	328,741	12.1%
Renter 	345,350	389,204	12.7%
Vacant 	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Figure 5.5.4. Housing Units by Tenure

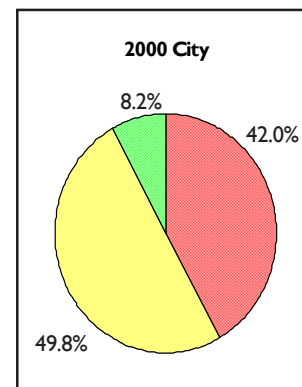
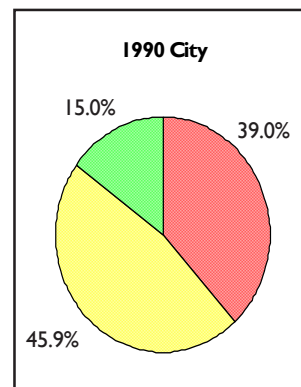
Source: US Census Bureau

Study Area 5--percent of total

City of Houston--percent of total



Legend as shown above in Table 5.5.5



Legend as shown above in Table 5.5.5

Study Area 5 Demographics

Household Income

- Second-lowest median household income (\$26,157).
- Highest percentage of households with income under \$15,000.
- Third-lowest percentage of households with income over \$75,000.
- Significant increase in number of households earning more than \$75,000.
- More than half of the households earn less than \$25,000.

Table 5.5.6.
Households by Household Income

Source: US Census Bureau

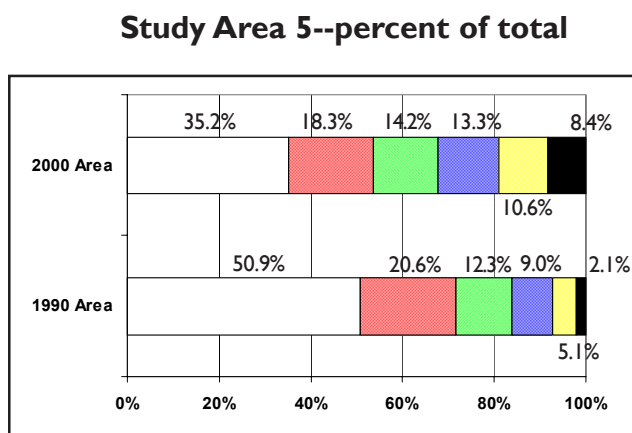
Study Area 5				
	1990	2000	% change	
< \$15K	24,446	17,499	-28.4%	
\$15K—\$25K	9,917	9,119	-8.0%	
\$25K—\$35K	5,902	7,043	19.3%	
\$35K—\$50K	4,303	6,592	53.2%	
\$50K—\$75K	2,452	5,280	115.3%	
>\$75K	1,024	4,170	307.2%	
TOTAL	48,045	49,703	3.5%	

City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
TOTAL	649,442	718,897	10.7%	

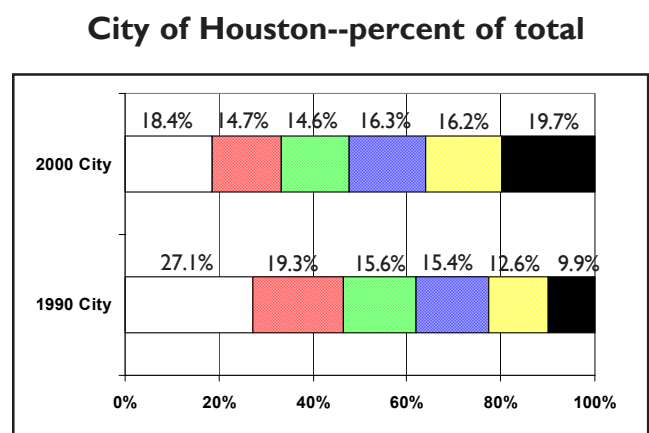
Note: The total number of households shown in this table is based on sample data.

Figure 5.5.5.
Households by Household Income

Source: US Census Bureau



Legend as shown above in Table 5.6



Legend as shown above in Table 5.6

Study Area 5 Demographics

- Second to Study Area 6 in Industrial land with 15.8% of City total
- Includes Ship Channel

Study Area 5 has a total land area of 26,368 acres. It is mainly residential and industrial. Major highways connecting the area are: I-10 in an east-west direction, US 59 (north-south), US-45 (southwest-southeast), Loop 610 to the north and east, and SH 288 in the south.

Single-family residential uses declined by about 5% between 1990 and 2000, though still represent more than 20% of the Study Area. This decrease in single-family is visible in the Third Ward area, which is located in the southern portion of the Study Area; and in the greater Fifth Ward, located in the northwestern portion of the Study Area. These older neighborhoods and others such as Magnolia Park consist of small bungalows mixed with industrial and commercial uses interspersed with vacant lots. New single-family development is concentrating in an area between US 59, Wayside Dr. and I-10.

Multi-family developments are scattered within the single-family areas, and increased 8% overall from 1990-2000. Multi-family uses cover 385 acres in the Study

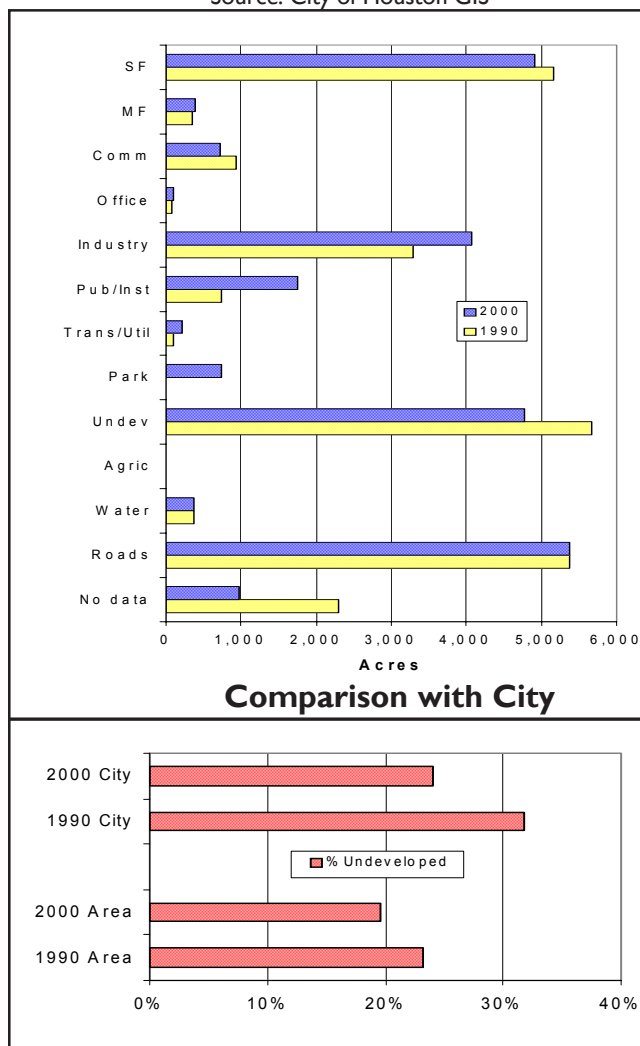
Table 5.5.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,164.5	4,914.5	-4.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	356.0	384.8	8.1%	12,256.3	14,648.2	19.5%
Commercial (Com)	944.0	722.8	-23.4%	12,281.1	15,386.2	25.3%
Office	78.4	93.7	19.5%	4,031.2	4,811.9	19.4%
Industrial	3,292.1	4,069.5	23.6%	21,361.8	25,762.2	20.6%
Public/Institutional	736.1	1,747.0	137.3%	13,341.7	20,061.5	50.4%
Trans/Utilities	94.2	204.7	117.3%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.4	742.4	167,738.0%	1,460.2	32,089.7	2,097.6%
Undeveloped	5,666.2	4,773.6	-15.8%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	0.0	0.0%	5,751.2	10,017.4	74.2%
Open Water	372.4	372.4	0.0%	1,226.7	13,905.4	1,033.6%
Roads	5,372.0	5,372.0	0.0%	56,559.1	56,559.1	0.0%
No Data	2,291.9	970.8	-57.6%	52,355.0	4,472.8	-91.5%

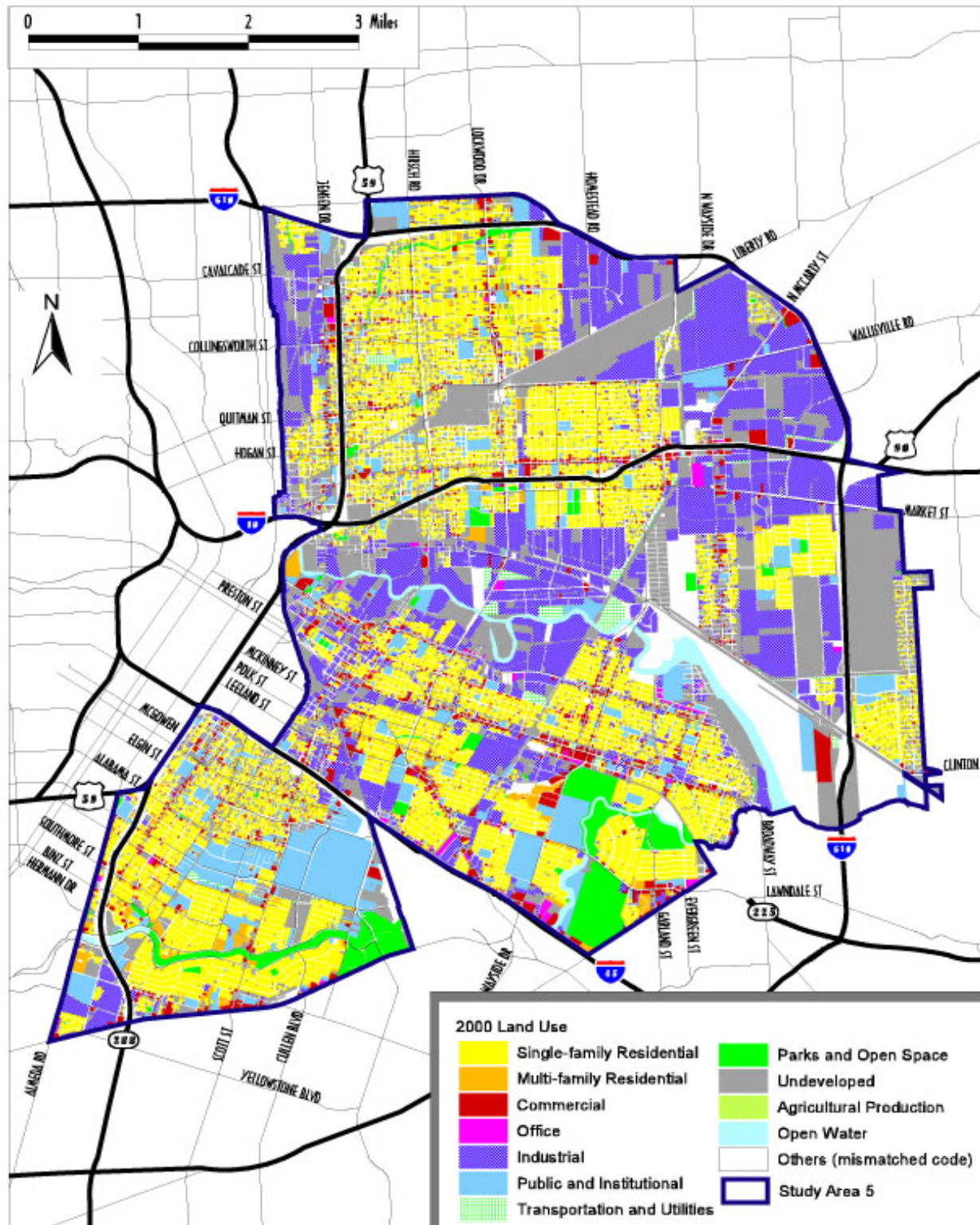
Figure 5.5.6. Study Area 5 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 5



Map 5.5.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 5 Land Use Patterns

Area. Between 1990 and 2000, thirteen apartment complexes with a total of more than 1,200 units were permitted in the Study Area, three of them on Lyons Avenue in the Fifth Ward.

Commercial and Office land uses make up 3.1% of the Study Area. Commercial space, with 944 acres in 1990, decreased to about 723 acres in 2000. On the other hand, office space increased from 78.4 acres in 1990 to almost 94 acres in 2000. Most commercial land is located along north-south and east-west commercial corridors. Prominent north-south corridors include Lyons Rd., Navigation Boulevard and Canal St. Telephone is another corridor that runs in a NW-SE direction. North-South corridors include Dowling St., Jensen Dr., Lockwood Dr. and Wayside. Office sites are located along US 45 south and on Market St. Between 1990 and 2000 commercial development was permitted mainly in the areas of Harrisburg, Canal, Wayside and Macario, and along Lyons Dr. Two office projects valued at \$1 million and above were permitted; one on Lyons Ave. and another on Lawndale St.

Industrial uses in Study Area 5 cover 4,070 acres (15.4% of the land), which makes it the second largest group of industrial areas of all the Study Areas. These uses increased almost 24% between 1990 and 2000. Industrial land in Study Area 5 is primarily consumed by the manufacturing and petrochemical processing industries, which dominate the eastern portion of the City. Industrial districts in this part of the City were planned during the 1930's and 1940's and are a feature along the Ship Channel. In the last decade, new manufacturing plants and warehouses have appeared in the central portion of the Study area between US 45, I-10 and Loop 610.

Public and Institutional land is more concentrated in the south of the Study Area with the presence of Texas Southern University, University of Houston and the Port of Houston/Ship Channel. Public and Institutional land occupies 1,747 acres or 6.6% of the total land. In the 1990's an array of new churches and church related facilities including educational facilities were permitted in the mainly residential areas. These new developments

and the expansion of Texas Southern University and the University of Houston accounted for most of the growth in institutional land uses from 736 acres in 1990 to 1,747 acres in 2000.

Transportation and Utilities comprise 0.8% of the Study Area, with 205 acres of land mainly in railroads and small utility stations. During the 1990's, a new terminal bus facility was permitted on Harrisburg Blvd. In addition, the City of Houston built two wastewater treatment plants and lift stations, and a wet weather facility. This last facility is located on Japhet St. and had a valuation of more than 10 million dollars.

Parks and Open space accounted for 2.8% of the land in 2000. Parks are scarce in the area north of Buffalo Bayou and almost non-existent above I-10 and US 90. Linear parks and green space extend along Brays Bayou, including Mason Park with 102 acres and Gus Wortham Park with 161 acres.

Vacant and Undeveloped land makes up 18.1% of the Study Area, somewhat less than single-family land uses. Large tracks are interspersed with industrial uses, mainly in the northeastern, and eastern portions. In old neighborhoods, vacant lots are found intermingled in residential areas.

Roads make up 22% of the Study Area, higher than the city-wide figure of 18%. Loop 610, I-45, I-10, US 59, and SH 288 all connect at some point in this Study Area.

Study Area 5 2000 Basic Demographics*

Table 5.5.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood				
	Kashmere Area #52	Greater Fifth Ward #55	Denver Harbor Port Houston #56	Pleasantville Area #57	Clinton Park Area Tri-Community #59
Total Population	11,286	22,211	19,684	3,564	2,437
White	0.7%	1.4%	5.2%	1.5%	0.7%
Black	85.0%	62.5%	3.1%	86.4%	90.6%
Hispanic	13.3%	35.3%	91.1%	11.2%	7.7%
Asian**	0.4%	0.3%	0.3%	0.2%	0.2%
Other	0.6%	0.4%	0.2%	0.6%	0.7%
Educational Attainment					
Persons 25 years and over	7,186	12,414	10,957	2,549	1,639
No High School Diploma	48.1%	57.9%	69.0%	36.2%	40.1%
High School Diploma & higher	51.9%	42.1%	31.0%	63.8%	59.9%
Household Income					
Total Households	4,211	7,486	4,956	1,402	923
Below \$25,000	63.8%	67.5%	45.0%	48.6%	50.9%
Above \$25,000	36.2%	32.5%	55.0%	51.4%	49.1%
Labor Force					
Persons 16 years and over	3,848	6,953	6,414	1,282	1,003
Employed	85.1%	84.6%	90.6%	89.6%	82.2%
Unemployed	14.9%	15.4%	9.4%	10.4%	17.8%
Housing					
Total Occupied Units	4,208	7,591	4,888	1,393	909
Owner Occupied	43.7%	33.9%	61.3%	75.8%	65.9%
Renter Occupied	56.3%	66.1%	38.7%	24.2%	34.1%

	Super Neighborhood						Study Area 5 Total
	Second Ward #63	Eastwood Lawndale #64	Greater Third Ward #67	Magnolia Park #82	MacGregor #83	Lawndale Wayside #88	
Total Population	14,836	13,639	15,463	21,302	13,997	14,132	152,551
White	4.6%	9.8%	6.6%	2.8%	9.3%	11.6%	5.4%
Black	7.8%	4.7%	79.2%	0.6%	79.9%	1.4%	35.9%
Hispanic	86.1%	82.3%	10.4%	96.2%	5.0%	86.1%	56.9%
Asian**	1.0%	2.5%	2.3%	0.2%	4.2%	0.5%	1.2%
Other	0.5%	0.7%	1.6%	0.2%	1.6%	0.4%	0.6%
Educational Attainment							
Persons 25 years and over	8,170	7,692	7,968	7,689	11,409	11,338	89,011
No High School Diploma	68.1%	55.5%	44.2%	71.3%	15.6%	61.6%	51.6%
High School Diploma & higher	31.9%	44.5%	55.8%	28.7%	84.4%	38.4%	48.4%
Household Income							
Total Households	4,004	4,220	5,256	3,876	7,271	6,099	49,703
Below \$25,000	52.4%	42.4%	69.3%	51.8%	41.3%	48.5%	53.0%
Above \$25,000	47.6%	57.6%	30.7%	48.2%	58.7%	51.5%	47.0%
Labor Force							
Persons 16 years and over	5,698	5,491	6,750	4,824	7,989	7,439	57,690
Employed	83.7%	90.1%	61.2%	86.8%	91.9%	87.4%	84.8%
Unemployed	16.3%	9.9%	38.8%	13.2%	8.1%	12.6%	15.2%
Housing							
Total Occupied Units	3,999	4,247	5,231	5,860	5,859	4,093	48,278
Owner Occupied	36.6%	40.6%	22.5%	43.4%	44.3%	47.5%	46.9%
Renter Occupied	63.4%	59.4%	77.5%	56.6%	55.7%	52.5%	53.1%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander